

REPORT - PLANNING COMMISSION MEETING
April 24, 2003

Project Name and Number: Washington West Retail Shops (PLN2003-00108)

Applicant: Washington Hospital

Proposal: To consider an amendment to the Finding for Site Plan and Architecture (Finding) for the Washington West Retail Shops to include fencing along the perimeter of the site and a Zoning Text Amendment (ZTA) to allow for fencing, not to exceed 4 feet in height, with a landscape treatment as a screening element in areas along parking lots in commercial districts.

Recommended Action: Approve the proposed Zoning Text Amendment and provide direction to the applicant and staff on the proposed fencing location and details and delegate final Finding approval to staff through the Development Organization process upon City Council approval of the Zoning Text Amendment.

Specific Location: 2500 Mowry Avenue at Paseo Padre Parkway in the Central Planning Area

ZTA Location: Citywide (commercial districts)

Assessor Parcel Number: 507 046500123

ZTA Parcel Number: Citywide (commercial districts)

Area: 4.35 Acres.

ZTA Area: Citywide (commercial districts)

Owner: Washington Hospital Healthcare System.

ZTA Owner: Citywide (commercial districts)

Agent of Applicant: Jim Davis

Consultant(s): n/a

Environmental Review: The Finding for Site Plan and Architecture project is categorically exempt from CEQA review per Section 15301, Minor Alterations to Existing Facilities. The Zoning Text Amendment is exempt from CEQA review per Section 15061, because the project has no potential for causing a significant effect on the environment.

Existing General Plan: Central Business District – Commercial

ZTA General Plan: Central Business District, Community Commercial, Neighborhood Commercial, Thoroughfare Commercial, High Volume Retail

Existing Zoning: CBD

ZTA Zoning: C-C, CBD, C-N, C-T, C-R

Existing Land Use: Commercial building, surface parking lot, vacant land

ZTA Land Use: Commercial properties

Public Hearing Notice

Public hearing notification is applicable. A total of 263 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Mowry Avenue, Walnut Avenue, Civic Center Drive, Dyer Lane, Capitol Avenue, Stivers Street, Paseo Padre Parkway and Liberty Street. The notices to owners and occupants were mailed on March 14, 2003. A Public Hearing Notice was delivered to The Argus on March 12, 2003 to be published by March 17, 2003. A notice of public hearing consisting of a one-eighth (1/8)-page display advertisement was delivered to the Argus on March 11, 2003 to be published on March 17, 2003.

Executive Summary

The Planning Commission is being asked to consider two proposals. The first request is the recommendation of a Zoning Text Amendment to allow the use of a decorative fence no greater than 4 feet in height in combination with a landscape treatment in commercial districts. Currently, fencing is not allowed along rear and side yards abutting a street in a commercial district. Screening methods would be reviewed through the Development Organization as a Site Plan and Architecture application, or through the Planning Commission where applicable.

The second proposal is an amendment to the Finding for Site Plan and Architecture (Finding) for the Washington West Retail Shops to allow fencing along the perimeter of the site. Staff is requesting direction from the Planning Commission on the proposed fencing location and details and to delegate final Finding approval to staff through the Development Organization process upon City Council approval of the Zoning Text Amendment.

Background and Previous Actions

On April 27, 2000, the Planning Commission approved a Finding for Site Plan and Architecture for Washington Hospital to develop the 4.35-acre property located at the intersection of Mowry Avenue and Paseo Padre Parkway in the Central Business District. The project approval included a 15,200 square foot building designed for use by Walgreens with a drive through pharmacy, a 22,000 square foot building for the use as a large box retail for general merchandising and a 3,000 square feet building for retail use such as a café. The fourth building received approval for the siting of a 6,500 square foot building pad for restaurant use and was required to obtain Planning Commission approval for a separate Finding for Site Plan and Architecture. Subsequently, on April 26, 2001, a finding for Site Plan and Architectural approval for a 8,316 square foot building for use as a restaurant was approved along with associated outdoor seating area.

On April 11, 2002, the Planning Commission approved a modification of the originally approved Finding for Site Plan and Architectural approval to Building 2 of the Washington West Retail Shops from a 25,000 square foot 2-shop configuration to a 23,450 square foot multiple shop configuration. Staff is currently reviewing the plans through the Development Organization process.

On June 27, 2002, the Planning Commission chose one of three suggested large pieces of artwork to address the intersection of Mowry Avenue and Paseo Padre Parkway. Public art encompassing a grouping of four semicircular bent metal shapes ranging 8' to 18' high was chosen. The four curved shapes reflect the curve of the corner and play against each other, particularly as the viewer moves past the sculpture passing the intersection. The public art portion of the project was recently approved in the Development Organization process.

Project Description

The applicant's request is twofold. The underlying request is to amend the Fremont Municipal Code to allow for fencing in commercial districts. Section 8-22213 of the Fremont Municipal Code states that open fences "not in

excess of ten feet in height may be erected on lots principally used for commercial or industrial purposes in any required rear or side yard, **except where such yard abuts upon a street**" (emphasis added). This section clearly indicates that fencing is not allowed along rear and side yards abutting a street in a commercial district. Other relevant codes include screening alternatives (Section 8-22009), which specifically permit the use of masonry walls and /or specific landscaping treatments. Currently, the use of fencing is not permitted for screening in commercial districts based on the City of Fremont Municipal Code. A Zoning Text Amendment, therefore, is required to permit fencing along rear, side and front yards in commercial districts.

The second request is to allow a 3-foot high fence surround the Washington West Shops property along Mowry Avenue, Paseo Padre Parkway, and a portion along the joint access drive at the intersection of Capitol and Paseo Padre Parkway. The fencing was erected last year without prior approval (either through the Finding for Site Plan and Architecture approval process or the Development Organization). The applicant has stated that the proposed fencing is an integral part of the security enhancements needed for the Washington West Retail Shops property.

It should be noted that for the past few months, staff has proposed the removal of portions of the fencing such as areas around the main entry to Walgreens off of Mowry Avenue, the public art area at the corner of Paseo Padre Parkway and Mowry Avenue, and the fencing along the future building #3 off of the Capitol driveway. Staff recommended the removal of fencing in areas where outdoor seating will be located, predominant entrances to the site, the public art area, areas where fencing would impede with pedestrian flow and finally areas where fencing interferes with landscaping. The applicant considered these recommendations and agreed only to remove the fencing near the Walgreens entrance off of Mowry Avenue. (Refer to Exhibit "B", a letter from Neil W. Marks, CPA of Washington Hospital Healthcare Systems dated January 8, 2003).

Proposed Zoning Text Amendment

The applicant proposes two amendments to the Fremont Municipal Code. The amendments shall be incorporated as one new section in Article 22 (Exceptions and Modifications) as an exception to Sections 8-22208 and 8-22209 of the ordinance and another new section in Article 20 (Parking, Loading Areas and Regulations Pertaining To Vehicle Storage In Various Zoning Districts).

Amendment #1 – As defined in Section 8-22213 (a) "Commercial and Industrial lots – Open fences not in excess of ten feet in height may be erected on lots principally used for commercial or industrial purposes in any required rear or side yard, except where such yard abuts upon a street."

The applicant proposes the introduction of an exception to this reference when the use of fencing and a landscape treatment are used as a screening element in parking areas in commercial districts. The following language is proposed:

(d) As a screening element for parking areas, decorative fencing no greater than 4 feet in height with a landscape treatment approved through the site plan and architecture review process by the Development Organization may be allowed in required front, rear or side yards in commercial zoning districts where pedestrian connectivity is maintained and preserved.

Amendment #2 – As defined in Section 8-22009, Development and maintenance of parking and loading areas, various screening alternatives encompassing a combination of a masonry wall with openings and a landscape treatment or a approved landscape treatment is permitted.

- (a) Screening : The purpose of this subsection is to provide adequate visual screening of vehicles from adjacent residential lots and from the public street. The Development Organization shall implement such screening by requiring walls and landscaping in accordance with the following guidelines:
 - (1) Any off-street parking and circulation area for more than five vehicles utilizing a common access which is adjacent to a side or rear lot line of a lot in a residential district or designated for residential use on the general plan shall be screened by a wall not less than six feet or more than

eight feet in height. The development organization may authorize a wall not less than four feet in height, when grade differentials between the properties indicate that a six-foot wall would not provide a greater visual screening than a four-foot wall.

- (2) Any off-street parking and circulation area for more than five vehicles utilizing a common access and located within fifty feet of a public street shall be screened from the public street by landscaping and a wall no higher than three feet in height **or a decorative fence no greater than 4 feet in height in combination with a landscape treatment approved by the Development Organization through a site plan and architecture review process. This type of decorative fencing would be permitted only in commercial districts.**
- (3) A landscaped berm equal in height to a required wall may be substituted for a wall if no slope is steeper than four feet horizontal to one foot vertical and drainage from said slope is directed away from paved areas or sidewalks.
- (4) All walls required by this article shall be of masonry construction of a decorative design approved by the development organization. The wall separating a parking area from a public street shall be uniformly perforated by openings not less than eight inches by eight inches in size for approximately thirty percent of the wall façade to permit police surveillance. The term "masonry construction" as used herein shall mean a wall composed of masonry and wood materials of a minimum two-inch thickness, with masonry constituting more than two-thirds of the wall and the wood serving as an accent material.
- (5) The development organization may delete the wall requirements when the parking area is to be used for commercial display as provided for in the zoning district.
- (6) Where a required wall between a parking area and a public street is pierced by access drives, the wall shall extend along the driveway a minimum of eight feet.
- (7) Where a wall **or decorative fence** is required to screen a parking and circulation area from a public street, the wall **or decorative fence** shall be located immediately in front of said parking and circulation area.
- (8) In lieu of a required masonry wall a landscaped treatment may be substituted in accordance to the following requirements:

The landscaping shall be designed and constructed to provide a basic screen of five-gallon size shrubs, tall growing broadleaf evergreen or conifer type, formally or informally arranged depending on the size and configuration of area for landscaping. In addition, a ground cover, flatted stock twelve-inch o.c., and filler shrubs, minimum five gallon, broadleaf or conifer types, shall be used to achieve a fill complete interesting planting when space permits. Minimum fifteen-gallon size trees shall also be used to attain some vertical mass. Trees may be planted in small lineal groupings or straight-line formal arrangement.

In lieu of a required masonry wall, decorative fencing no greater than 4 feet in height in combination with a landscape treatment may be substituted for a wall. All fencing and landscaping required by this article shall be approved by the development organization through the site plan and architectural review process.

All planting herein described shall be watered by an automatic irrigation system for which complete plans shall be drawn and submitted for approval.

The planting plan, showing type, size and botanical name, shall be subject to approval by the park superintendent.

- (9) Other provisions of this section notwithstanding, where the adjacent residential district parcel is designated on the general plan for a use other than residential, the development organization may waive the requirement that the screening wall be of masonry construction, and where such parcel is not developed for residential use, the development organization may waive the screening wall requirement entirely.

Summary: The proposed Zoning Text Amendment would therefore allow the use of a decorative fence no greater than 4 feet in height in combination with a landscape treatment in commercial districts. Screening methods would be reviewed through the Development Organization as a Site Plan and Architecture application, or through the Planning Commission where applicable.

Project Analysis for Zoning Text Amendment

- **General Plan Conformance:** The existing General Plan land use designation for the Zoning Text Amendment sites include the Central Business District (CBD), the Community Commercial Center (CCC), Neighborhood Commercial, Thoroughfare Commercial, High-volume Retail and Office Commercial districts.

The following General Plan Goals, Objectives and Policies and Community Commercial Center, Central Business District (CBD), Neighborhood Commercial, Thoroughfare Commercial and High-volume Retail Design and Development policies are applicable to the proposed project:

Central Business District Design and Development Policies

- Fundamental Goal 5: A vibrant, well-defined, visually distinctive central business district as the focus of the City's governmental, cultural and commercial activity.
- Policy T 2.6.2: Central Business District developments shall provide safe, convenient and continuous pedestrian connections and esplanades.
- Implementation 1: Developments shall provide for pedestrian circulation. Elements of the system shall be provided in new projects or in existing projects when significant modifications are made in the development.

Community Commercial Center Design and Development Policies

- Policy LU 2.14: A CCC should be a pedestrian oriented commercial environment. To maintain an active pedestrian environment, buildings oriented toward sidewalks or public plazas and walkways shall be strongly encouraged.
- Implementation 1: The proposed design and development plan shall include guidelines for improving and maintaining active pedestrian environment.
- Policy LU 2.16: Development of the CCC area should be guided by a design and development plan. The plan should assess the appropriate area needed for commercial uses and recommend alternative uses (including mixed use) for areas outside the identified commercial center. The plan should identify parking strategies for the commercial area as a whole so as to foster a pedestrian oriented shopping environment.
- Policy LU 2.17: Each of the four historic commercial centers shall be oriented toward pedestrians to the degree feasible. New development shall strengthen the 'Main Street' character of these areas. Project should be planned to create active pedestrian

frontages oriented towards sidewalks, streets or, when appropriate, towards a public plaza.

Implementation 1: Design and development plans should include designation of a pedestrian network.

Policy LU 2.21: New development shall be oriented toward integrating and connecting the designated CCC. Site development planning should establish connections between parcels and development projects. Building orientation, setbacks, parking locations and building design shall be evaluated for how each element encourages continuity.

Policy LU 2.22 The designated CCC area should be designed so as to create an integrated shopping and service commercial area, oriented as much as feasible to pedestrians. It should be visually integrated with and, if feasible, physically connected to the surrounding neighborhood.

Neighborhood Commercial Center Design and Development Policies

Policy LU 2.26 Neighborhood Commercial centers should generally be developed as a single project, with a theme consistent architectural style and materials. A design theme should be appropriate to the area in which it is located.

Mission San Jose Historic Overlay District – Design Guidelines and Regulations

Section 1.7 Landscape Treatment of Front Yards – (a) Front yard setbacks may be enclosed by a visually open picket fence or wrought iron fence and gate, not to exceed 4 feet in height. Fencing may be placed at or near the front property line.

Niles Historic Overlay District – Design Guidelines and Regulations

Section 4.5 **Screening of Parking Lots:**
A commercial property with an existing parking lot adjacent to a public sidewalk shall not be modified or have a change in use without installation of a fence to partially screen parked vehicles from view. The screening material should not be so opaque or so high as to block views of the parking lot from passing cars, but, on the other hand, opaque enough to maintain visual continuity of the street wall adjacent to the sidewalk. Installation of a substantially-constructed and painted low wood picket or wrought iron fence is encouraged (Figure 11). [This figure specifies a height maximum of 4 feet with the existing picket fence screening parked cars along Niles Boulevard]. A maximum three-foot wide landscaped buffer strip, placed either in front of or behind the fence, should be included with the installation of the fence. Landscape berms and masonry walls are prohibited, as they are deemed to be inappropriate to the district's historic setting.

Irvington Design Guidelines – for Commercial and Industrial Uses

Section B **Parking Lots, Parking Lot landscaping, Pedestrian and Vehicular Circulation, Bicycle Parking Guidelines:**
Walls used for screening purposes should be designed to be architecturally compatible with the building design. Landscape materials such as shrubs and vines should be planted on the public street side of the wall, to soften its appearance.

General Plan Analysis: The General Plan Policies and Design and Development Policies outlined above clearly indicate that commercial districts should be designed to encourage pedestrian activity and connectivity with surrounding uses. Integration of appropriate screening methods in commercial districts, such as decorative fencing with attractive landscaping could help direct pedestrian activity to specific locations and protect landscaping from unprogrammed pedestrian use. Fencing can also provide limited security for certain properties. Should the Planning Commission recommend the Zoning Text Amendment, attractive fencing that fosters connectivity, enhances the development and fits with the architectural theme of the property would be key to the success of the design.

Zoning Regulations for Zoning Text Amendment

Under the current ordinance, as defined in Section 8-22213 (a) "Commercial and Industrial lots – Open fences not in excess of ten feet in height may be erected on lots principally used for commercial or industrial purposes in any required rear or side yard, except where such yard abuts upon a street." Fencing therefore is not currently allowed in side and rear yards in commercial areas where fencing would abut upon a street.

The applicant proposes the introduction of an exception to this reference when the use of fencing and a landscape treatment are used as a screening element in parking areas in commercial districts. The following language is proposed:

(d) As a screening element for parking areas, decorative fencing no greater than 4 feet in height with a landscape treatment approved through the site plan and architecture review process by the Development Organization may be allowed in required front, rear or side yards in commercial zoning districts where pedestrian connectivity is maintained and preserved.

As mentioned earlier in the report, the applicant is also proposing to add language to the screening portion of the code to incorporate fencing in combination with landscaping as a screening element. Currently a masonry wall could be used as a screening mechanism along with a landscape treatment. Per Section 8-22009 (a) (4) the masonry wall separating a parking area from a public street must be uniformly perforated by openings not less than eight inches by eight inches in size for approximately thirty percent of the wall façade to permit police surveillance. The proposal for the Zoning Text Amendment do not include any such openings.

If the proposed amendments to the Code are approved, applicants will have to submit final site / fencing plans to DO for review. During that process, staff will need to determine whether the fence will create a safety hazard to pedestrians or vehicular traffic, whether the proposed fence will be located within the public right-of-way and the fence does not exceed the height requirement within the triangular sight area as defined in subsection (c) of Section 8-22209. Careful architectural and landscaping considerations will also need to be made to evaluate the cohesiveness of the new screening design as it relates to the existing or new architecture and/or site design application. In many instances, when new development proposals are reviewed by Planning Commission for commercial uses, the Planning Commission will be able to comment on the proposed screening alternatives presented by the applicant.

Project Analysis for Finding Application

As mentioned earlier in the report, the applicant is also proposing an amendment to the Finding for Site Plan and Architecture to allow a 3-foot high fence surround the Washington West Shops property along Mowry Avenue, Paseo Padre Parkway, and a portion along the joint access drive at the intersection of Capitol and Paseo Padre Parkway. The fencing was erected last year without prior approval (either through the Finding for Site Plan and Architecture approval process or the Development Organization). The applicant has stated that the proposed fencing is an integral part of the security enhancements needed for the Washington West Retail Shops property. Staff is requesting that the Planning Commission provide direction to the applicant and staff on the proposed fencing location and details and delegate final Finding approval to staff through the Development Organization process upon City Council approval of the Zoning Text Amendment.

- **General Plan Conformance:** The existing General Plan land use designation for the project site is Central Business District (CBD). According to the General Plan, the CBD is intended to be a high intensity, pedestrian oriented office, medical, civic, entertainment and business nucleus.

The following General Plan Goals, Objectives and Policies and CBD Design and Development policies are applicable to the proposed project:

Fundamental Goal 5: A vibrant, well-defined, visually distinctive central business district as the focus of the City's governmental, cultural and commercial activity.

Policy T 2.6.2: Central Business District developments shall provide safe, convenient and continuous pedestrian connections and esplanades.

Implementation 1: Developments shall provide for pedestrian circulation. Elements of the system shall be provided in new projects or in existing projects when significant modifications are made in the development.

***Comment:** Fencing in particular locations such as the corner of Mowry Avenue and Paseo Padre Parkway as well as the joint access drive would create a barrier for pedestrian activity and may impact the visibility of the art. The fencing as currently proposed could be perceived as visually unappealing for this commercial center and not inviting for pedestrians. Additional landscaping would be required to soften the appearance of the proposed fencing.*

CBD Design and Development Policies

Policy LU 2.9: Public open spaces and plazas shall be strongly encouraged throughout the CBD. Such areas should be visible and accessible from public walkways and be appropriately landscaped with opportunities offered for sitting.

Policy LU 2.10: Encourage publicly visible art works in new private developments and in public spaces.

***Comment:** The fencing proposed along the corner of Mowry Avenue and Paseo Padre Parkway discourages pedestrians from fully appreciating the public art area. However, such fencing may also discourage vandalism.*

Zoning Regulations for Finding Application

As stated earlier, under the current ordinance, as defined in Section 8-22213 (a) "Commercial and Industrial lots – Open fences not in excess of ten feet in height may be erected on lots principally used for commercial or industrial purposes in any required rear or side yard, except where such yard abuts upon a street." Fencing therefore is not currently allowed in side and rear yards in commercial areas where fencing would abut upon a street.

Should the Planning Commission recommend the proposed Zoning Text Amendments to the City Council, and the Zoning Text Amendment is approved by City Council, staff under the clear direction from the Planning Commission, can work with the applicant during the Development Organization process to develop an appropriate screening method. At this time staff is requesting direction from the Planning Commission to determine whether the proposed fencing should be allowed at the proposed locations. Staff is also requesting the Planning Commission to delegate final Finding approval to staff through the Development Organization process upon City Council approval of the Zoning Text Amendment.

Environmental Analysis: The Finding for Site Plan and Architecture project is categorically exempt from CEQA review per Section 15301, Minor Alterations to Existing Facilities. The Zoning Text Amendment is exempt from CEQA review per Section 15061, because the project has no potential for causing a significant effect on the environment.

Response from Agencies and Organizations: One comment was made by the public and is enclosed in the packets.

Enclosures:

Exhibit "A"	Site Plan
Exhibit "B"	Photos of the proposed fencing
Exhibit "C"	Zoning Text Amendment
Exhibit "D"	Finding and Conditions
Informational	Letter from Nancy Minicucci, Associate Planner, dated August 21, 2002
Informational	Letter from Neil W. Marks, Associate Administrator, Washington Hospital, September 4, 2002 (application submitted October 23, 2002)
Informational	Letter from Nancy Minicucci, Associate Planner, dated November 18, 2002
Informational	Letter from Neil W. Marks, Associate Administrator, Washington Hospital, dated January 8, 2003.
Informational	Public art sketch

Exhibits:

Exhibit "A"	Site Plan
Exhibit "B"	Photos of proposed fencing
Exhibit "C"	Zoning Text Amendment
Exhibit "D"	Finding and Conditions

Recommended Actions:

1. Hold Public hearing.
2. Find PLN 2003-00108 (Zoning Text Amendment) is in conformance with the relevant provisions contained in the City's existing General Plan.

Find the proposed project (Zoning Text Amendment) is exempt from CEQA review per Section 15061, because the project has no potential for causing a significant effect on the environment.

Recommend PLN 2003-00108 (Zoning Text Amendment) to the City Council as per Exhibit "C" (Zoning Text Amendment).

3. Provide direction to the applicant and staff on the proposed fencing location and details and delegate final Finding approval to staff through the Development Organization process upon City Council approval of the Zoning Text Amendment.

Exhibit "C"

Washington West Shops - (PLN 2003-00108) Zoning Text Amendment

Section 1:

Section 8-22213 (Fences – On lots used for commercial, industrial or institutional purposes)

- (a) *Commercial and Industrial lots.* Open fences not in excess of ten feet in height may be erected on lots principally used for commercial or industrial purposes in any required rear or side yard, except where such yard abuts upon a street.
- (b) *Agricultural lots.* On lots principally used for agricultural purposes, open fences in excess of four feet in height and less than six feet in height may be erected in any required yard where necessary for confinement of livestock or for security reasons.
- (c) *Athletic and institutional facilities.* Open fences which enclose schoolgrounds, playgrounds, tennis courts, swimming pools, or other areas which are used for athletic purposes may exceed the height and location limitations of this chapter with the approval of the director of planning.
- (d) **As a screening element for parking areas, decorative fencing no greater than 4 feet in height with a landscape treatment approved through the site plan and architecture review process by the Development Organization may be allowed in required front, rear or side yards in commercial zoning districts where pedestrian connectivity is maintained and preserved.**

Section 2:

Section 8-22009 (Development and Maintenance of Parking and Loading Areas) is amended to read as follows:

- (b) Screening : The purpose of this subsection is to provide adequate visual screening of vehicles from adjacent residential lots and from the public street. The Development Organization shall implement such screening by requiring walls and landscaping in accordance with the following guidelines:
 - (1) Any off-street parking and circulation area for more than five vehicles utilizing a common access which is adjacent to a side or rear lot line of a lot in a residential district or designated for residential use on the general plan shall be screened by a wall not less than six feet or more than eight feet in height. The development organization may authorize a wall not less than four feet in height, when grade differentials between the properties indicate that a six-foot wall would not provide a greater visual screening than a four foot wall.
 - (2) Any off-street parking and circulation area for more than five vehicles utilizing a common access and located within fifty feet of a public street shall be screened from the public street by landscaping and a wall no higher than three feet in height **or a decorative fence no greater than 4 feet in height in combination with a landscape treatment approved by the Development Organization through a site plan and architecture review process. This type of decorative fencing would be permitted only in commercial districts.**
 - (3) A landscaped berm equal in height to a required wall may be substituted for a wall if no slope is steeper than four feet horizontal to one foot vertical and drainage from said slope is directed away from paved areas or sidewalks.

- (4) All walls required by this article shall be of masonry construction of a decorative design approved by the development organization. The wall separating a parking area from a public street shall be uniformly perforated by openings not less than eight inches by eight inches in size for approximately thirty percent of the wall façade to permit police surveillance. The term "masonry construction" as used herein shall mean a wall composed of masonry and wood materials of a minimum two-inch thickness, with masonry constituting more than two-thirds of the wall and the wood serving as an accent material.
- (5) The development organization may delete the wall requirements when the parking area is to be used for commercial display as provided for in the zoning district.
- (6) Where a required wall between a parking area and a public street is pierced by access drives, the wall shall extend along the driveway a minimum of eight feet.
- (7) Where a wall **or decorative fence** is required to screen a parking and circulation area from a public street, the wall **or decorative fence** shall be located immediately in front of said parking and circulation area.
- (8) In lieu of a required masonry wall a landscaped treatment may be substituted in accordance to the following requirements:

The landscaping shall be designed and constructed to provide a basic screen of five-gallon size shrubs, tall growing broadleaf evergreen or conifer type, formally or informally arranged depending on the size and configuration of area for landscaping. In addition, a ground cover, flatted stock twelve-inch o.c., and filler shrubs, minimum five gallon, broadleaf or conifer types, shall be used to achieve a fill complete interesting planting when space permits. Minimum fifteen-gallon size trees shall also be used to attain some vertical mass. Trees may be planted in small lineal groupings or straight-line formal arrangement.

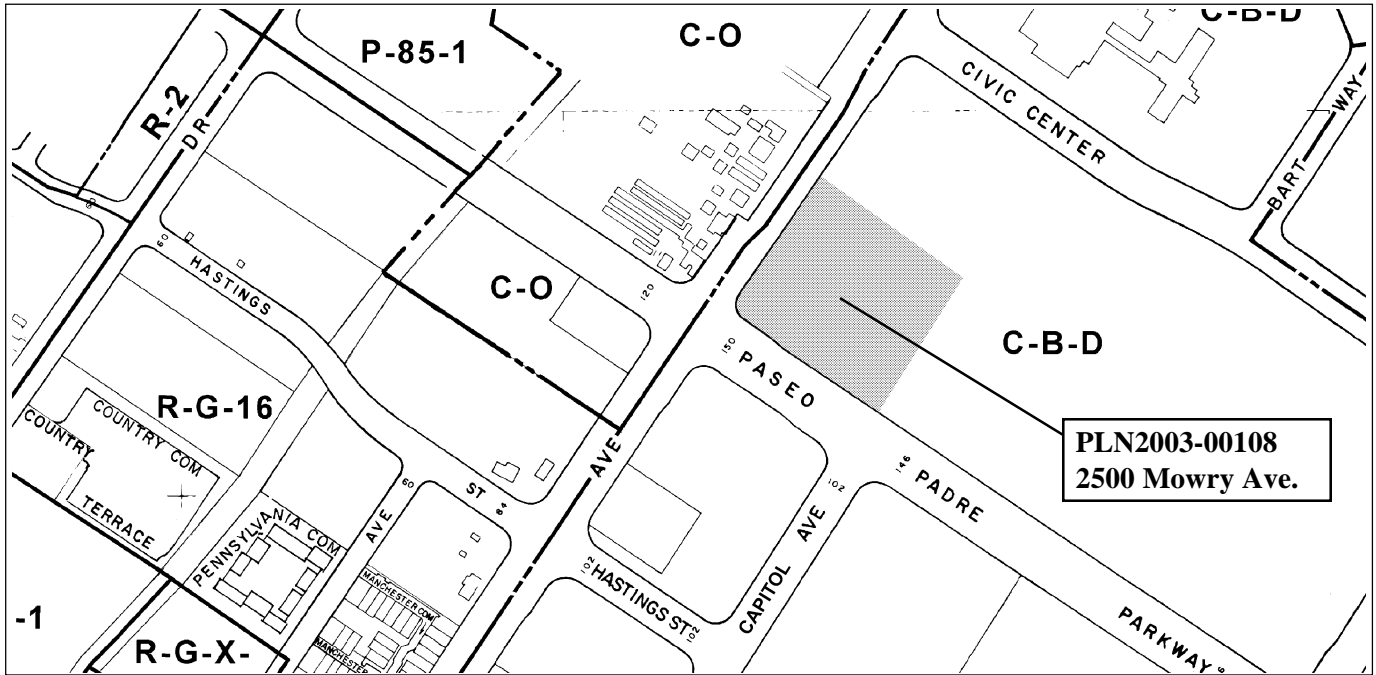
In lieu of a required masonry wall, decorative fencing no greater than 4 feet in height in combination with a landscape treatment may be substituted for a wall. All fencing and landscaping required by this article shall be approved by the development organization through the site plan and architectural review process.

All planting herein described shall be watered by an automatic irrigation system for which complete plans shall be drawn and submitted for approval.

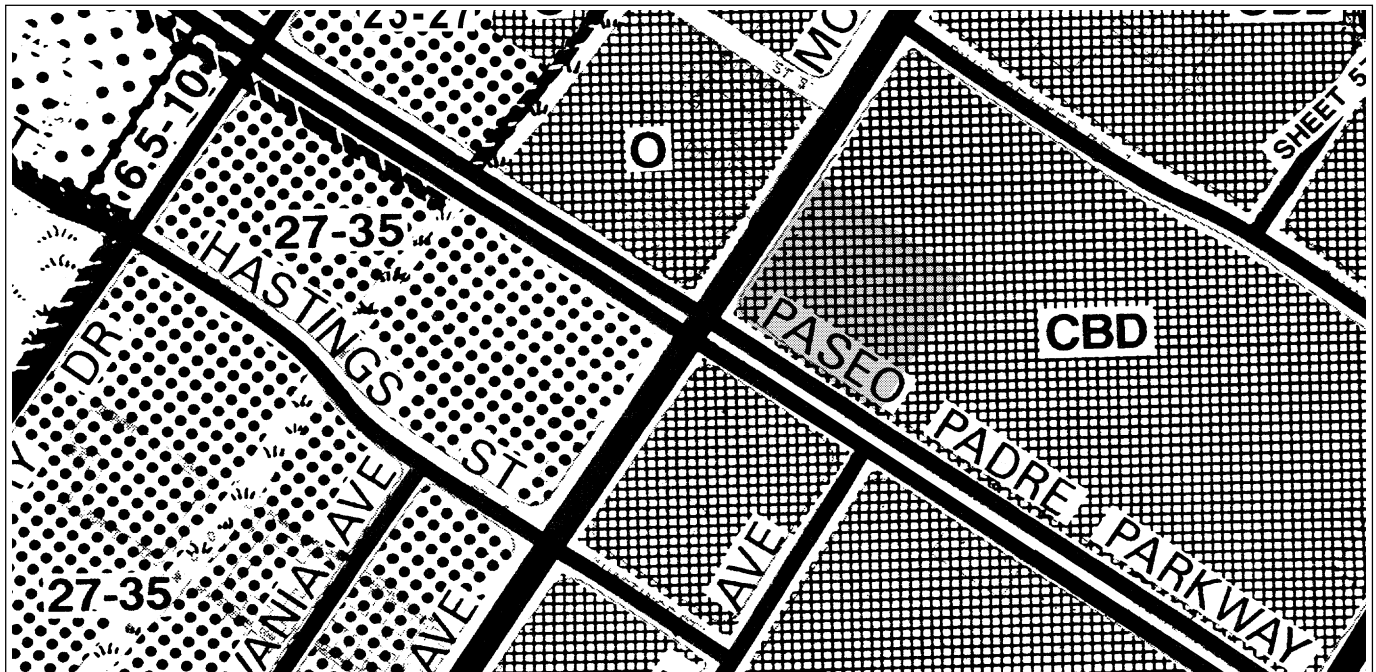
The planting plan, showing type, size and botanical name, shall be subject to approval by the park superintendent.

- (9) Other provisions of this section notwithstanding, where the adjacent residential district parcel is designated on the general plan for a use other than residential, the development organization may waive the requirement that the screening wall be of masonry construction, and where such parcel is not developed for residential use, the development organization may waive the screening wall requirement entirely.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2003-00108 (FINDING AMENDMENT)

Project Name: Washington West Retail Shops

Project Description: To consider an amendment to the Finding for Site Plan and Architecture for the Washington West Retail Shops to include fencing along the perimeter of the site located and a Zoning Text Amendment to allow for fencing, no greater than 4ft. in height, with a landscape treatment as a screening element in areas along parking lots in commercial zoning districts.



Note: Prior arrangements for access are not required for this site.

